

Schedule of Charges for Repairs

Charges to Residents

Residents are required to pay for repairs of damages caused by the Resident, Authorized Persons, Guests, or Persons under control of the Residents. Residents are not charged for repair of conditions which occur as a result of normal wear and tear on the apartment.

Repairs during regular business hours:

Most repairs have charges that will include labor and parts but some do have a set cost. Please refer to the attached chart for those repairs.

Repairs that are completed during regular business hours - Monday through Friday, 8:00 a.m. to 5:00 p.m., excluding holidays and any other closures, the labor rate is \$42.00 per hour plus parts. There is a one hour minimum charge. If a contractor must be used, the actual invoice amount will be assessed as a resident charge. Management reserves the right to make adjustments if it is determined that the entire amount should not be charged to a resident.

After Hours Emergency Repairs:

For emergency repairs after 5:00 p.m. on weekdays plus any time on weekends, holidays or other closures, the labor rate will be \$61.00 per hour plus parts. There are also certain repairs that have a set cost. Please refer to the attached chart for those repairs. If a contractor must be used, the actual invoice amount will be assessed as a resident charge. Management reserves the right to make adjustments if it is determined that the entire amount should not be charged to a resident.

Effective Date:

The new charges will become effective January 1, 2013.

PLEASE NOTE: These charges are for repairs due to resident/guest caused damage or negligence only, not normal wear and tear.

Flat/Fixed Maintenance Charges

Lock Out during normal working hour	\$30.00
Lock Change during normal working hours	\$40.00
Lock Change after normal working hours	\$60.00
Water Heater Access	\$10.00
Lock Cores	\$9.00